



CITY OF LODI

PUBLIC WORKS DEPARTMENT

COUNCIL COMMUNICATION

TO: City Council

FROM: City Manager

MEETING DATE: March 21, 1990

AGENDA TITLE: Public Hearing to Consider Removal of Driveways at
300 West Pine Street

RECOMMENDED ACTION: That the City Council uphold the Planning Commission's decision to have the Reeves Company abandon the existing driveways at 300 West Pine Street and install a new **24'** commercial driveway.

BACKGROUND INFORMATION: At the September 18, 1989 meeting of the Site Plan and Architectural Review Committee, the Reeves Company presented a proposal to add 3,000 square feet of office space to their existing building.

The parking layout for this proposed expansion showed two driveways on Pine Street, an existing 15' driveway, and a new 15' driveway located **32'** west of this driveway. (See attached map.) An existing 12' residential driveway on Pine Street would be abandoned as part of this project.

It was the recommendation of the Public Works Department that the Reeves Company abandon both existing driveways on Pine Street and install a new **24'** commercial driveway on Pine Street to provide access to the parking lot. Mr. Reeves sent the attached letter of appeal requesting the existing 15' driveway remain. One of Mr. Reeves' concerns is the handicapped parking stall will be eliminated by abandoning this driveway. However, access will still be provided to the handicapped stall by the **24'** driveway. With the installation of the **24'** driveway, the 15' driveway will serve no purpose.

This **24'** driveway located near the westerly property line will provide better onsite circulation and additional parking on Pine Street. Pine Street is a collector street and it is desirable to limit the number of driveway accesses.

If this had been a totally new project instead of a building expansion, an improved parking layout would have been recommended.

Mr. Reeves' permit application was conditioned with providing one 24' driveway on Pine Street.

for 
Jack L. Ronsko
Public Works Director

JLR/mt
Attachments

cc: Community Development Director-

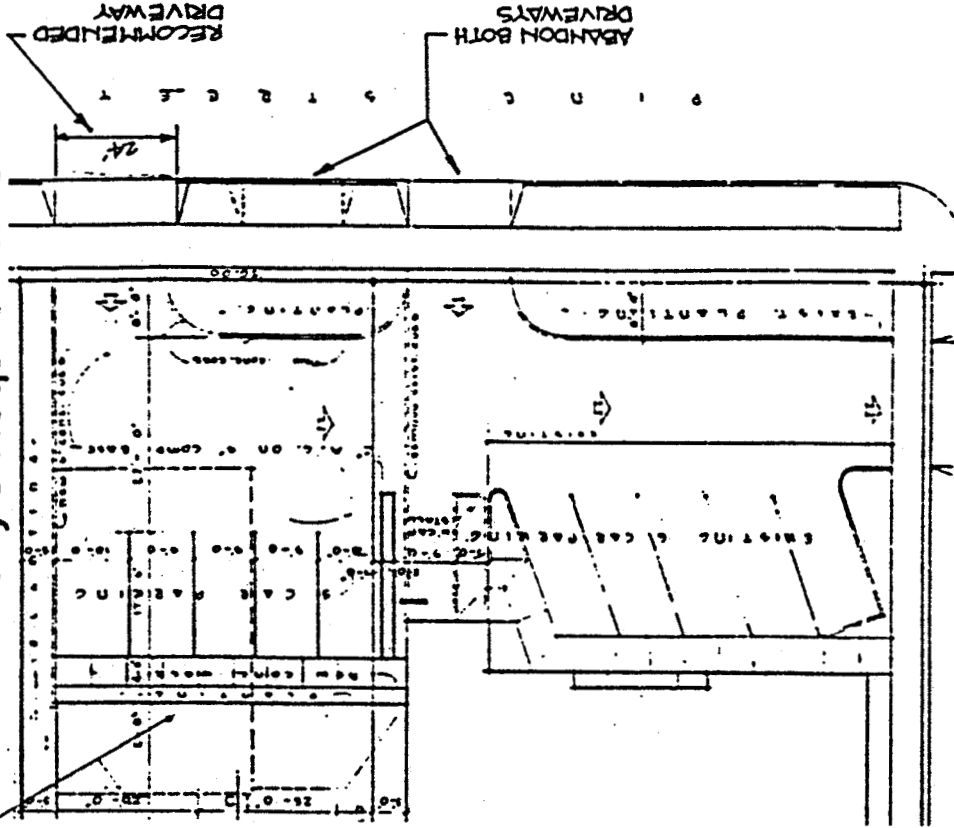
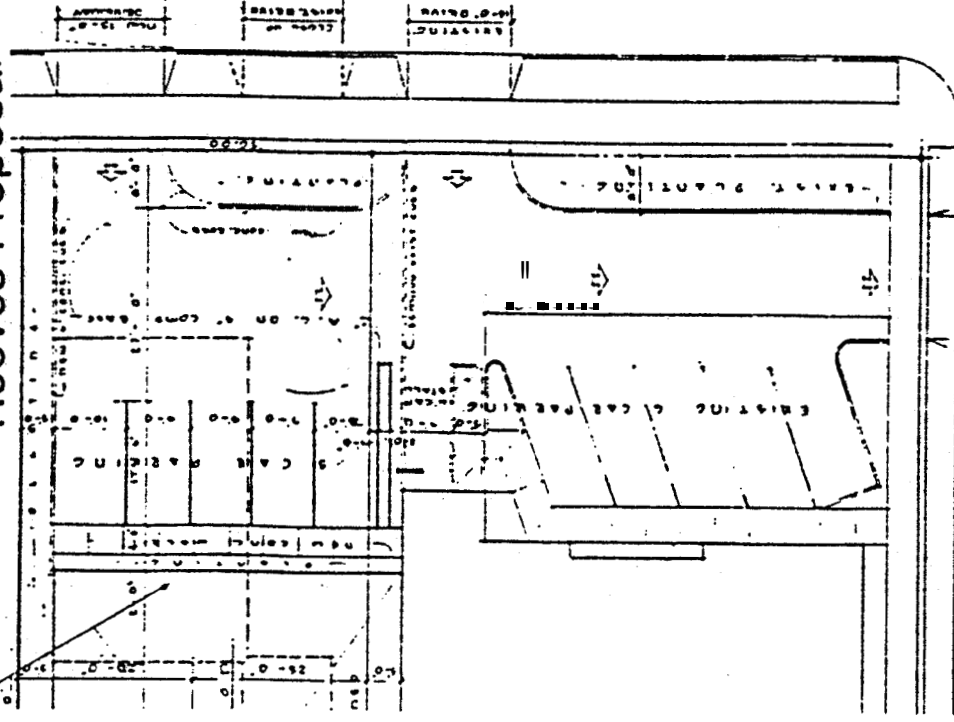
APPROVED:


THOMAS A. PETERSON, City Manager

FILE NO.

Reeves Proposal

City's Requirements



6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

Dr.	No.	Date	Revised	Approved By	Date
CA				PUBLIC WORKS DIRECTOR	
Date	3/90				



CITY OF LODI
PUBLIC WORKS DEPARTMENT

300 W. PINE ST.
PARKING LOT LAYOUT

February 12, 1990

The Honorable City Council
CITY OF LODI
221 W. Pine Street
Lodi, CA 95240

RE: OFFICE ADDITION AT 300 W. PINE STREET

We would ask your approval of our original plot plan for our new construction as submitted by Ernst & Lloyd, Architects. We are combining lots that were previously designated as 306 W. Pine St. and 306 W. Pine Street into a single lot which will be designated as 300 W. Pine Street and adding a 3000 sq. ft. addition to our existing building.

Staff has requested that we abandon the existing driveway to the 300 W. Pine entrance, close the existing driveway on 306 W. Pine and create a single 24' driveway at the west end of the combined lots. There are several reasons that we ask for your consideration to allow the existing driveway to remain and replace the existing driveway on 306 W. Pine to the west end of the **proper:?**.

1. The main entrance for serving our customers will remain 2s it is at the present time. Closing the existing driveway would be very inconvenient to customers coming to the office.
2. it would, virtually, eliminate the handicapped parking stall we presently have set-aside. Entry would be more difficult.
3. Activity on Pine Street would not be increased because our customers would still be using, basically, the same four or five parking spaces we now have in front of the existing building. The additional net stalls will be used almost exclusively for employee parking.
4. Considerable additional expense would be created by tearing out a driveway recently constructed, the interruption and replanting of landscaping, etc., that exists.

We believe the serviceability of the office building will be impaired if we cannot use the present driveway and ask your consideration. We have or will comply with all other requests, including the deding of 2' feet of frontage on Pleasant Avenue.

THE HONORABLE CITY COUNCIL

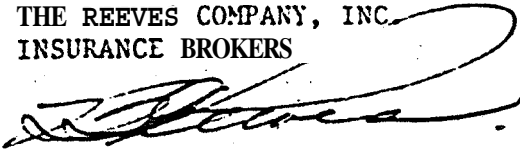
February 12, 1990

RE: Office Addition at 300 W. Pine Street
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Thank you very much for your consideration.

Sincerely,

THE REEVES COMPANY, INC.
INSURANCE BROKERS

A handwritten signature in dark ink, appearing to read "B. T. Reeves", is written over the typed name and title.

B. T. Reeves
President

BTR: dk



CITY OF LODI

CARNEGIE FORUM
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: March 21, 1990

Time: 7:30 p.m.

For information regarding this Public Hearing
Please Contact:

Alice M. Reimche
City Clerk
Telephone: 333-6702

NOTICE OF PUBLIC HEARING

March 21, 1990

NOTICE IS HEREBY GIVEN that on Wednesday, at the hour of 7:30 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a public hearing to consider the appeal from B. T. Reeves, 300 West Pine Street, Lodi regarding the removal of existing driveways from his insurance office complex located at 300 West Pine Street, Lodi.

The letter of appeal received from Mr. B. T. Reeves regarding this matter is on file in the City Clerk's office and can be reviewed during regular business hours.

All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order Of the Lodi City Council:

Alice M. Reimche

Alice M. Reimche
City Clerk

Dated: February 21, 1990

Approved as to form:

Bobby W. McNatt

Bobby W. McNatt
City Attorney